

Comments are from Gary Esse 2418 Vondron Building Owner.

By definition, a variance allows a property to be used in a manner forbidden by the zoning ordinance. From our perspective, if the variance proposed by the owner of 2434 Vondron is allowed, then the sole purpose of the ordinance in question would be lost. We have been at our location since 1991 and in these 32 years the zoning restrictions in place have preserved the character of the street/neighborhood and have protected the property values of adjacent and nearby properties.

The photos below taken were taken on 4/15 show how the space is being used today.



Facing north, the contents of the storage area are clearly visible from the street



This is an image of the fence between 2434 and 2418. The fence is often in disrepair as seen in this image.



A recent addition was made to the fence in an attempt to conceal the storage yard. This make-shift expansion is an eyesore to the neighborhood and located very close to street and DATCP State Agency building.



Looking south at the property, the contents of the storage yard are clearly visible and the fence shown is demonstrates how this is not in alignment with charater of the street and neighborhood.

It is the responsibility of the property owner to understand all zoning ordinances and it was mentioned in the application that previous owners used the property for outdoor storage. It should be noted that the first owner only used the space operationally to assist in shipping logistics. During this time, no items sat the in space for more than a few days and were never visible from the street nor adjacent properties. This would appear to be allowable use for the space. The second owner used the property to seasonally store RVs, vehicles, and boats. Though items were kept more than a few days, they were not visible from adjacent properties or the street.

Our opinion is the current use of the space is the use is not in alignment with the spirit of the ordinance nor are the criteria for the variance met:

- 1) Compliance with the zoning laws would not cause undue hardship for the landowner.
- 2) The proposed construction of a new fence to allow exterior storage is not necessary for reasonable use of the property.
- 3) The proposed exterior storage would alter the essential character of the neighborhood.
- 4) The proposed exterior storage would be a detriment to adjacent properties.
- 5) Exterior storage is not compatible with the character of the street.

The use of zoning variances in this case may threaten the interests of nearby properties (including two State of Wisconsin Buildings- DATCP and State Hygiene Lab which are across the street) and multiple nearby businesses who follow the restrictions in whole. In this situation, the ordinance put in place by the City of Madison to dictate how property in a particular area or zone can be utilized must remain intact. By allowing this location a variance, a precedence will be set for future use considerations and those seeking accommodations will have an example to point to.